

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

LASALLE MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the "Board" or the "Board of Directors") of LaSalle Municipal Utility District No. 1 (also sometimes referred to herein as the "District") met in special session, open to the public, on the 12th day of May, 2020, by telephone conference to mitigate the spread of COVID-19 pursuant to the guidance provided by the Office of the Attorney General of the State of Texas, and the roll was called of the members of the Board of Directors, (herein referred to as the "Board") to-wit:

Kristi LaRue	President
Eric Willis	Vice President
Chuck Kaufman	Secretary
Douglas J. Goss	Treasurer/Asst. Secretary
John Christopher Gee	Asst. Secretary

All members of the Board were present by telephone at the commencement of the meeting except Chuck Kaufman and Eric Willis. The record shall reflect that Director Kaufman joined the meeting during the discussion on item 4. All members participating the meeting at the time a vote was taken, voted on all matters that came before the Board. Also present by telephone were Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"), attorney for the District; Elly Del Prado Dietz, special counsel with respect to eminent domain matters; Judy McAngus, paralegal of Winstead PC ("Winstead"); Keith Young of Doucet & Associates, Inc. ("Doucet & Associates"), engineers for the District; Justin Taack of Bott & Douthitt PLLC ("Bott & Douthitt"); and Tim Timmerman and Blake Reed with TACK Development, Ltd., and Mike Schroeder, representing the owner and developer of the lands within the District.

The meeting was called to order, and evidence was presented that public notice of such meeting had been given as required by law.

1. The Board called for public communications and comments however, none being heard, the Board moved on to the next item of business.

2. The Board confirmed receipt of the Minutes from the February 26, 2020 special Board meeting and upon motion by Director LaRue, seconded by Director Gee, said minutes were unanimously approved.

3. Receipt was confirmed as to the execution of Statement of Officer forms and execution and return of Oaths of Office from recently declared elected Directors Willis and Goss for new terms of office through May of 2024.

4. With regard to the status of development, Mike Schroeder updated the Board with regard to additional development activity since the last meeting with regard to the lands within the District and the overall Waterstone development. The record shall reflect that Director Kaufman joined the meeting at this point.

5. Keith Young Doucet & Associates is continuing to work on master drainage, water and roadway acquisition related matters for the District but noted that no engineering items need at this time.

6. In connection with pending updates on land acquisition for road right of way, Andy Barrett presented a form of Agreement for the Costs, Construction and Purchase of Acquiring Land through Condemnation for the Fee Simple Title to Certain Described Property and for Drainage Easements and Temporary Construction Easements for the Purchase of Improving Waterstone Boulevard (“Supplemental Reimbursement Agreement”) between the District and Tack Development for the Board’s review. He noted that the proposed Supplemental Reimbursement Agreement is in addition to the existing Agreement for Construction and Purchase of Facilities and Reimbursement for Costs between the same parties. Following such review and upon motion by Director LaRue, seconded by Director Kaufman and unanimously carried, such Supplemental Reimbursement Agreement, a copy as attached hereto as **EXHIBIT "A"**, was approved and authorized for execution.

7. In addition, the Board was updated on the status of negotiations in connection with Parcel 2 (proposed purchase from Kyle Equities, L.P. of approximately 1.37 acres) and a separate purchase in connection with Parcel 1, DE, TCE1 and TCE2 from the Spooner family members of an approximate 7.87 acre parcel, a separate drainage easement and related construction easements relating to Spooner family property. It was discussed that negotiations are still progressing, to some degree, on the Kyle Equities but with no apparent way forward, at the current time, on the Spooner family property.

Elly Dell Prado Dietz explained the need for resolutions relating to such proposed condemnation should an impasse on negotiations be reached for either of the parcels. Following such update, upon motion by Director LaRue, seconded by Director Kaufman and unanimously carried, the Board approved and authorized execution of the Resolution Determining Need and Authorizing Condemnation of Parcel I, DE, TCE1 and TCE1 of the 7.87 acre Spooner parcel and related easements and authorized the Board President and officers to execute any further related documents required in connection with such proposed condemnation. In addition and upon motion by Director LaRue, seconded by Director Gee and unanimously carried, the Board authorized the approval of the form of a Resolution Determining Need and Authorizing Condemnation of the Kyle Equities – Parcel 2 and authorized its execution and any related documents, if necessary, following an end to on-going negotiations for such purchase and Andy Barrett’s confirmation of same and request for execution if needed. Copies of one or both, as need is determined, to be attached hereto as **EXHIBIT "B"**. Ms. Dell Prado Dietz briefly explained related measures that would follow with regard to related eminent domain procedures.

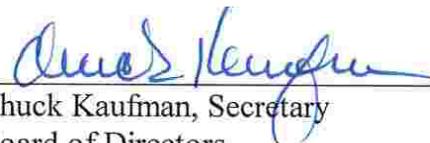
8. Judy McAngus explained the requirements under HB 3834 with respect required annual training for elected Board members noting that she would provide a memorandum later in the week to all Board meeting and request their assistance in handling an on-line course offered through the Texas Municipal League with regard to such training. She noted that the training should be completed and the acknowledgment form that she will include returned to her by June 14th as relates to the 2020 training. Upon motion by Director LaRue, seconded by Director Kaufman and unanimously carried, the Board authorized such training.

9. Justin Taack then presented the Board with a Cash Activity Report, attached hereto as **EXHIBIT "C"**, confirming he had put in a deposit to the developer for an advance for the District's operating account and anticipated receipt of such check shortly. In addition, he noted he would void Operating Check No. 1037 to Director Willis due to his absence. Upon motion by Director Kaufman and seconded by Director Kaufman, the Cash Activity Report and deposit and disbursement of funds in accordance therewith was unanimously approved with the understanding that the check to Bott & Douthitt would be held pending the deposit of funds by the developer.

10. The Board then discussed and confirmed there was no need to set a next meeting date at this time.

There being no further business to conduct, Director LaRue moved that the meeting be adjourned, which motion was seconded by Director Gee, and unanimously approved, and the Board adjourned until the next scheduled meeting date.

APPROVED AND ADOPTED this 13th day of January, 2021.



Chuck Kaufman, Secretary
Board of Directors
LaSalle Municipal Utility District No. 1

